

District IV Advisory Board
Meeting Minutes
May 3, 2006
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The **District IV Advisory Board Meeting** was held at 7:00 p.m. at the Lionel Alford Branch Library. In attendance were ten (10) District Advisory Board members, six (6) staff and approximately ten (10) citizens with six (6) signing in.

Members Present

Jim Benton
Joshua Blick
Mary Cockburn
Tom Englemann
Michael Gisick
Doug Leeper
Gerald Marsh
Jerry McGinty

Council Member Gray

Members Absent

Peggy Bennett
Ed Koon

Staff Present

Scott Dunakey, Planning
Officer Fiegel, Police
Officer Floyd, Police
Kelli Glassman, City Manager's Office
Jean Hatfield, Library
Brandon Kauffman, Finance

Guests

Gavin Buchanan, 1425 S Sedgwick
Larry Beckman, 14730 W 37th St N
Dan Brand, 7319 Barrington Ct
Patricia Coombs, 1926 S Bonn
Kim Enos, 3308 S Exposition
Lee Webster, 337 N Exposition

Order of Business

Call to Order

The meeting was called to order at 7:01 p.m.

Jerry McGinty (Jim Benton) moved to approve the agenda for the May 3, 2006 meeting. The motion passed 8-0.

Jim Benton (Tom Englemann) moved to approve the minutes for the April 5, 2006 meeting with the clarification that the minutes stated the following requested by Joshua Blick :

- When asked if the proposed special events ordinance would include car shows Ms. Dickgrafe responded that it would.

The motion passed 8-0.

Public Agenda

1. Scheduled Items

Wichita Festivals -

Km Enos reminded the Board that the Wichita River Festival will be taking place May 12-20 and requested anyone interested in volunteering to contact her.

The Board thanked Ms. Enos for her presentation.

Action Taken: Received and filed.

2. Off-Agenda Items

No items submitted

Staff Presentations

3. Community Police Officers

Officer Floyd reported:

- 100 entries for the South Seneca parade and that police were already meeting to evaluate what worked well this year and what did not to improve operations for next year.
- Working to evaluate traffic flow for River Festival
- Increase in auto thefts
- Remember that when going on vacation, leave lights on and let neighbors know so that they can collect the newspaper, trash and mail.

Officer Fiegel, also presented issues in some of the district beats:

- Beat 12 (Delano area) – please call the police substation to remove abandoned vehicles.
- Beat 13 (South of Delano) - West High School truancy has somewhat decreased with police and school district efforts.
- Beats 14 and 16 - Flyers and bike patrols have been used to decrease auto larcenies.

Action Taken: Receive and File.

4. CON2006-00017 & ZON2006-00019

Scout Dunakey, MAPD, presented a request for a zone change from SF-5 Single-family Residential to LC Limited Commercial and a conditional use to allow a 24-hour car wash to be located within 200 feet of residential zoning in the LC Limited Commercial zoning district. The approximately one acre site is located on the southeast corner of the intersection of West Maple Street and South Illinois Avenue, one block east of West Street. The site is currently zoned LC Limited Commercial on the north nine lots and SF-5 Single-family Residential on the south four lots. The north nine lots (LC) are currently vacant, but appear to have been used as a parking lot at some point in the past. The two center lots (SF-5) are vacant and the two southernmost lots (SF-5) are developed with one single-family residence. Quik Trip Corporation, owner of the property immediately west of Illinois Avenue from the subject property, is proposing the car wash as an ancillary use to their existing convenience store.

The request will require major changes to the existing site that will require replatting as a remedy. First, two existing points of access onto Maple Avenue will be closed and replaced with one large drive onto Illinois Avenue. This will include dedication of complete access control on Maple Avenue. Second, the site plan shows the closing of the existing alley between the north nine lots and four south lots. Third, the existing setback along Maple Avenue is being reduced from 20 feet, as required by the Unified Zoning Code (UZC), to 15 feet. Also at platting, the applicant will be asked to dedicate right-of way on the northern 20 feet of Lot 4, which fronts on Maple Avenue, for to match the existing right-of-way along rest of the subject property.

Based upon information available prior to the public hearings, planning staff recommends that the request for the conditional use and the zoning change be **approved**, subject to replatting within one year and the following conditions:

- A. The car wash shall be developed according to the site plan and maintained in compliance with all the requirements of Section III-D.6.f of the UZC regarding supplementary use regulations for car washes.
- B. The site shall comply with all provisions of Section IV-C of the UZC, pertaining to compatibility standards.
- C. All proposed lighting shall comply with Art. IV, Sec. IV-B.4 of the UZC. Plus, no proposed pole lights (including base, standard, and fixtures) shall be taller than 14 feet south of the vacuum stations.
- D. The site shall comply with all provisions of the Landscape Ordinance and the applicant shall submit a landscape plan for approval by the Planning Director, which shall include shade trees planted every 15 feet in the south landscape buffer between Lot 20 and Lot 22, Block 3, Quincy Addition.
- E. The site shall be developed in general conformance with the approved site plan. All improvements shall be completed before the facility becomes operational.
- F. At platting, the applicant shall dedicate complete access control to Maple Street and shall dedicate 20 feet of right-of-way to Maple Street from Lot 4, Block 3, Quincy Addition.
- G. After a review of the development and upon appropriate findings, any violation of the conditions of approval will allow the conditional use to be declared null and void.

The Board and citizens present asked the following questions regarding the request (**Mr. Dunakey's and Ms. Acetero's** (representing the applicant), responses are in italics):

- What type of screening wall will be required on the south side? *Only a solid screening wall will be required.*
- Will the car wash be open 24 hours a day? *There will be reasonable set hours of operation, although they have not been determined yet.*
- What will be the height requirement for the fencing? *The fencing will be required to be between six to eight feet in height.*
- How will you prevent noise from becoming a nuisance to neighbors? *The screening wall, landscaping and reasonable operating hours should minimize noise for nearby residents.*
- Will there be access from Illinois? *There will be access on Illinois between McComas and the apartment complex.*
- Have you received any comment from Sunflower Neighborhood Association regarding this request? *No comment in favor or opposition of this request has been received.*
- Will there be adequate lighting near residences? *There is an existing street light on the west of Illinois, sight security and employee presence at the car wash; in addition to the fact that the car wash will close at a reasonable time of night.*
- Will there be a gate on the drive when the car wash is closed? *This has not been discussed, but will probably be taken into consideration and implemented.*

Action Taken: The Board recommended to approve the request 8-0 (**McGinty: Benton**) with the condition that the gated drive is implemented into this plan.

5. Budget Process Update

Brandon Kauffman, Finance, presented the update budget process. This new process is designed to make the implications of budgetary decisions more understandable to policymakers and citizens alike.

The 2007 budget will be prepared under a process entitled “Managing for Results.” On March 7, 2006, the City Council approved five board goal areas regarding what is important for our community. These are:

1. Safe and Secure Community
2. Economic Vitality and Affordable Living
3. Efficient Infrastructure
4. Quality of Life
5. Core Area & Neighborhoods

This year, the City budget will be divided into “services” that are provided by City departments. This is an effort to provide citizens and policy makers with a better understanding of services City departments provide. The budget will be established to show the results that are being produced, and how those results relate to the broad goals that the City Council has adopted for the community. Each service will have a mission and strategy that related directly to the five City Goal areas. In addition, each service will have performance measures, which show what is being provided for the public funds that are expended.

Using this model, the City budget can be allocated to goal areas based on broad City Council priorities, then strategies and service plans will be developed on how best to achieve results in each goal area, then funding allocation can be made based on which results (or services) matter the most.

The Board had the following questions and comments (Mr. Kauffman's responses are in italics.)

- Who will enforce these goals? *A report card will be used to measure completion of the goals and if these goals are not met, management will re-evaluate them accordingly.*
- Has a report card been developed yet? *A report card is in the process of being developed based on a model used in Charlotte, NC and Mecklenburg County*
- What role will the project and leadership teams play in this process? *They will provide the checks and balances in the budget process to maintain the integrity of this system.*
- Would also like to see included in this process a breakdown of salaries of management and part and full-time employees. *This data will be included in the new system, with comparisons of revenues vs. expenditures and number of employees.*

Action Taken: Received and filed.

BOARD AGENDA

6. Board Updates and Issues

- The South Seneca parade will have its 10th Anniversary next year.
- Southwest NA will hold elections this month
- The skate board park downtown has been well receive, but children can only use it until dusk due to the lighting of the bowls. Therefore, if another park is built, we need to modify lighting so that it can be used until curfew.
- Make sure that you contact your Park Board regarding removal of public tennis courts in your area.
- Citizens have banded together and prevented a landfill at Hoover and McArthur. The rock crushing occurring at this site will end in August.
- The mill levy for Arts has been increased from .76 to 1 for the next 4 years. A taskforce will be appointed to determine which organizations will receive this funding. This funding will only cover operating costs and is structured to account for appreciation in value over the four years.
- Flooding on Meridian
- Exploration Place has a new director
- Input on new arena
- Keeper of the Plains will be completely accessible once the suspension bridge is finished.

Action Taken: Received and filed.

The meeting adjourned at 8:25 pm.